

~ TO BE PROVIDED TO THE SURVEYOR ~

All that tract or parcel of land lying or being in Land Lot 156, 14th District, City of East Point, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar set at the intersection of the Northerly right-of-way of Fairfax Avenue (40' public right-of-way) with the Westerly right-of-way of North Main Street (GA Highway 144) (U.S. Highway 29) (variable public right-of-way); thence along said right-of-way of Fairfax Avenue, along a curve to the right, said curve having an arc length of 33.14 feet with a radius of 25.00 feet, being subtended by a chord bearing of South 70 degrees 42 minutes 55 seconds West, a distance of 30.76 feet to a 5/8 inch rebar set; thence South 69 degrees 29 minutes 32 seconds West, a distance of 167.33 feet to a 1/2 inch open top pipe found; thence North 69 degrees 11 minutes 41 seconds West, a distance of 104.00 feet to a 1 inch rebar found; thence leaving said right-of-way of North 21 degrees 30 minutes 14 seconds East, a distance of 143.88 feet to a 5/8 inch rebar set; thence South 78 degrees 52 minutes 47 seconds East, a distance of 101.77 feet to a 5/8 inch rebar set; thence South 65 degrees 13 minutes 42 seconds East, a distance of 185.00 feet to a 5/8 inch rebar found; thence South 56 degrees 42 minutes 49 seconds East, a distance of 35.82 feet to a 5/8 inch rebar set on the Westerly right-of-way of North Main Street; thence along said right-of-way South 33 degrees 17 minutes 36 seconds West, a distance of 65.64 feet to a point of beginning at a curve to the right, said curve having an arc length of 65.64 feet with a radius of 90.47 feet, being subtended by a chord bearing of South 33 degrees 17 minutes 36 seconds West, a distance of 65.64 feet to a 5/8 inch rebar set, said point being the POINT OF BEGINNING.

Said tract of land contains 1.070 Acres

1. THIS PROPERTY IS LOCATED ON PANEL 13121C0354F OF THE FEMA FLOOD INSURANCE RATE MAP DATED 09/18/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA (SITE IS LOCATED IN FLOOD ZONE X).
2. THE SITE IS ZONED "CR" (COMMERCIAL REDEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF EAST POINT.
3. UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.
4. BEARINGS ARE TO GRID NORTH IN THE STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE).
5. THE HORIZONTAL & VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED BY GPS OBSERVATIONS MADE BY URBAN ENGINEERS, INC., UTILIZING THE REAL-TIME CARRIER CORRECTED NETWORK PROVIDED BY SMARTNET.

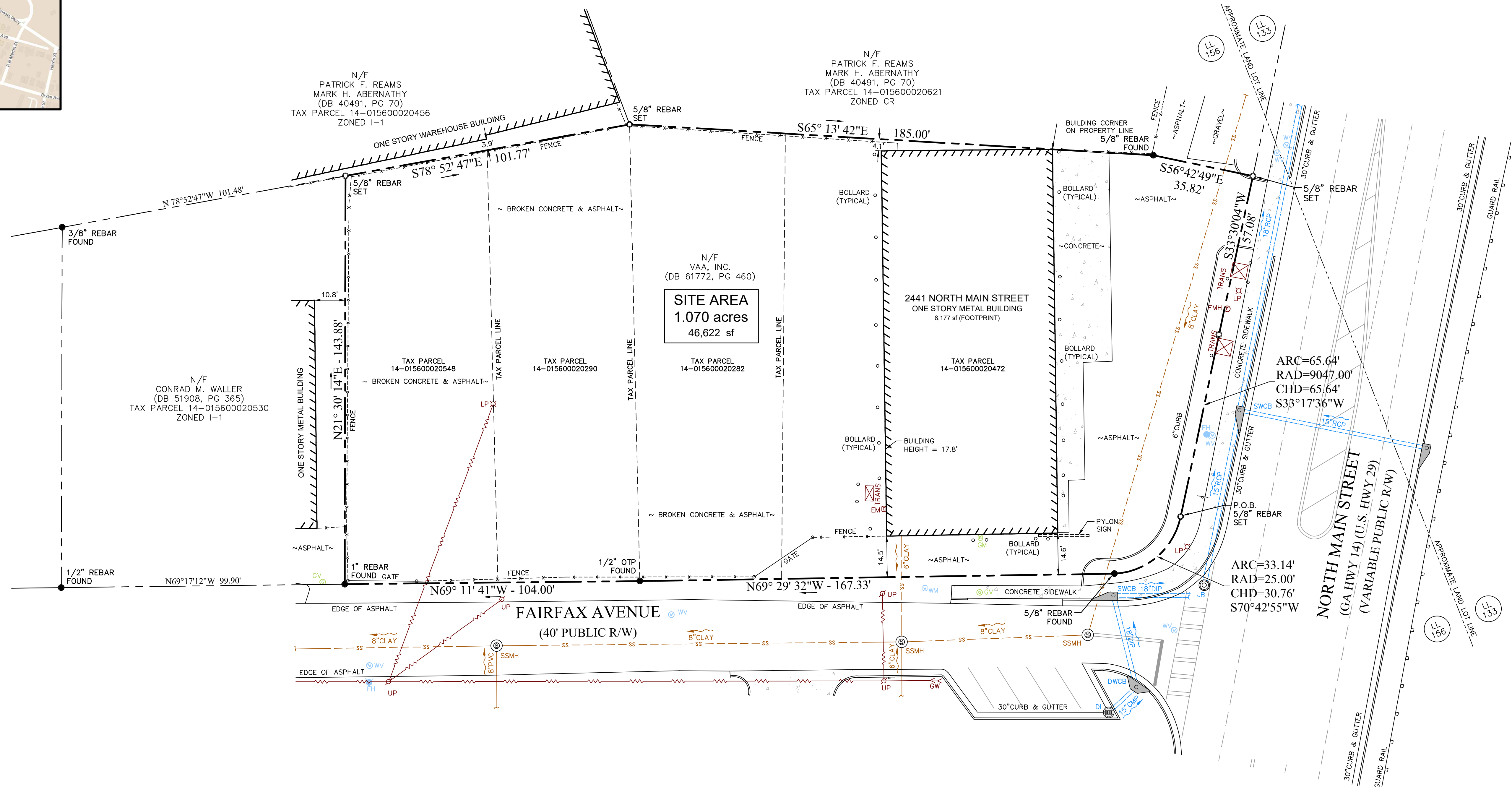
TO: The Automotive Training Center

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b-1), 7(c), 8, 9, 11(a), & 13 of Table A thereof. The field work was completed on 09/30/2022.

Date of Plat or Map: 10/03/2022

John T. Newman
Georgia Professional
Land Surveyor # 3324

Map data ©2022 Google



AC	AIR-CONDITIONED
BC	BANK OF CURB
BOLL	BOLLARD
BSL	BUILDING SETBACK LINE
CBL	CATCH BASIN
CM	COMMUNICATION BOX
CLF	CHAIN LINK FENCE
CMH	COMMUNICATIONS MANHOLE
CMU	COMMUNICATED METAL PIPE
CPD	COMMUNICATIONS PEDESTAL
CUG	CURB AND GUTTER
CL	CLEAN OUT
CCNC	CONCRETE
CR	CRUMP-TOP PIPE
DIP	DUCTILE-IRON PIPE
DI	DROP INLET
FWB	FRONT WING CATCH BASIN
EB	ELECTRIC BOX
EM	ELECTRIC METER
FI	FIRE HYDRANT
FD	FIRE DEPARTMENT CONNECTION
GM	GAS METER
GL	GROUND LIGHT
GV	GAS VALVE
GW	GWIRE
HW	HEADWALL
JB	JUNCTION BOX
L	LIGHT POLE
FW/F	FORMERLY
OTP	OPEN TOP PIPE
OV	OVERHEAD CABLE
PI	PISTON INDICATOR VALVE
PGB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RO	RIGHT-OF-WAY
SSW	STREET SIDE
RSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
SP	SPRINKLER
SW	SINGLE-WING CATCH BASIN
TRANS	TRANSFORMER
U	UNDERGROUND COMMUNICATIONS
E	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
W	UNDERGROUND WATER
UMH	UTILITY MANHOLE
W	WEIR INLET
WM	WATER METER
WR	WATER
WF	WIRE FENCE
WV	WATER VALVE
XX	REGULAR PARKING SPACE COUN

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ATLANTA, GEORGIA 30324
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EMAIL: survey@urbanengineers.net
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CERTIFICATE OF AUTHORIZATION LSF 250

GEORGIA CERTIFICATION

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording of information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated here. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 5-6-67.

JOHN T. NEWMAN
GEORGIA PROFESSIONAL
LAND SURVEYOR # 3324

GRAPHIC SCALE



ALTA/NSPS LAND TITLE SURVEY

2441 Main St,
East Point,
GA 30344

FOR:

The Automotive Training Center

CLOSURE

The field data upon which this plot is based was collected using a Carlson BRx-7 dual frequency gps with a site-localized rtk network, and has a relative positional accuracy of 0.1 feet. This plot has been calculated for closure and was found to be accurate within one foot in 144,941 feet.

PROJECT INFORMATION

PROJECT No.	22209-3
LAND LOT(S):	156
DISTRICT:	14th
CITY:	East Point
COUNTY:	Fulton
SCALE:	1" = 20'
FIELD DATE:	09/30/2022
PLAT DATE:	10/03/2022

REVISION

[illegible]

SHEET NUMBER

1 of 1